



News From

Maggie Brooks

Monroe County Executive

For Immediate Release

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BROOKS ANNOUNCES PROJECTS APPROVED BY COMIDA

Projects Include Irondequoit Mall

Monroe County Executive **Maggie Brooks** announced that the County of Monroe Industrial Development Agency (COMIDA) today approved incentives for several local economic development projects.

*"These projects represent economic growth in our community. The Irondequoit Mall project will help revitalize the mall, improve the economy and create jobs," said **Brooks**. "Providing incentives to encourage business expansion and facilitate job retention and creation is a top priority for Monroe County government."*

The following projects were approved by COMIDA:

- **Bersin Properties, LLC** (Sale/leaseback with Special PILOT)
6733 Harmony Drive
Fayetteville, New York 13066

The applicant proposes to purchase and redevelop Irondequoit Mall, located in the Town of Irondequoit. The goal is to revitalize the mall by leasing the vacant portions of the mall and common areas to unique retailers. The \$44,350,000 project is expected to result in the creation of 1,900 jobs. The Town of Irondequoit asks that COMIDA assist the project and adopt a Special PILOT Agreement. The Town of Irondequoit, East Irondequoit School District and County of Monroe are the affected taxing jurisdictions. The Mall is also located in Monroe County's Empire Zone.

- **Linden Oaks North, LLC** (Sales tax exemption)
400 Linden Oaks
Rochester, New York 14626

The applicant is proposing to build out 2,315 square feet at 10 Hagen Drive for Rochester Oral Surgery. Rochester Oral Surgery is an oral and maxillofacial surgery group. The total project cost for the renovations is \$181,750. Rochester Oral Surgery employs 5 and expects to create 1 new job. Applicant is seeking sales tax exemption only.

- **ITT Industries Space Systems, LLC** (JobsPlus)
1447 St. Paul Street
Rochester, New York 14543

Project Address: 2696 Manitou Road
Rochester, New York 14624

ITT Industries Space Systems provides innovative solutions to customers in Defense, Intelligence, Space Science and Commercial Aerospace. Services offered include intelligence, surveillance, and reconnaissance systems, GPS navigation, remote sensing systems, and space science systems. ITT has three locations in Monroe County and over 1800 employees. ITT is proposing to update and expand the Space Systems' 200,000 square foot facility located at 2696 Manitou Road (former Kodak Building 101). ITT employs 310 at that facility and expects to create 31 new jobs. Approval is for up to \$100,000 in assistance. Over \$100,000 in assistance will be considered after a Public Hearing is held in the Town of Gates.

- **Monroe Community College Association** (Tax-exempt Civic Facility Bond)
1000 E. Henrietta Road
Rochester, New York 14623

The applicant proposes to construct and equip one student apartment building on a 10.1-acre parcel located on the Monroe Community College campus in Brighton. The project is a 361-bed student resident facility which will complement an existing 400-bed student resident facility. The project is needed in order to provide living space that addresses student needs as well as other campus and educational objectives. The \$17.2 million project is also expected to result in the creation of 8 full-time jobs.

- **Manning & Napier Advisors, Inc.** (EquiPlus)
1100 Chase Square
Rochester, New York 14602

Project Address: 290 Woodcliff Drive
Fairport, NY 14450

Manning & Napier Advisors, founded in 1970, is a provider of money management, investment advisory, consulting and related services. Manning & Napier will be moving to a 70,000 square foot space at Woodcliff. Manning & Napier will be purchasing computer-related equipment as well as additional equipment to equip the new space. Manning & Napier currently employs 190 in Monroe County and will be creating 4 new full-time jobs. The company has been approved for a GreatRate and GreatRebate on the purchase through the Monroe County Industrial Development Corporation (MCIDC).

- **B&L Wholesale Supply, Inc.** (EquiPlus)
70 Hartford Street
Rochester, New York 14605

B&L Wholesale Supply is a distributor for exterior residential and commercial roofing, siding and other building materials and is located in the City of Rochester. B&L will be replacing fleet vehicles and purchasing forklifts. B&L currently employs 100 in Monroe County and will be creating 4 new full-time jobs. The company has been approved for a GreatRebate on the purchase through MCIDC. B&L was approved in April 2004 for the EquiPlus program through the GreatRate.

- **Nadeau Management, Inc.** (EquiPlus)
45 Saginaw Drive
Rochester, New York 14623

The applicant is opening a DirectBuy location in Monroe County. DirectBuy represents over 700 manufacturers, and members may access products directly from manufacturers or their authorized distributors. Nadeau Management will be renovating property at 45 Saginaw Drive that has been vacant for two years in Henrietta. The applicant is applying for a sales tax exemption on the equipment purchases and renovations. The applicant will create 30 new full-times jobs. The company has been approved for a GreatRate on the equipment purchases through MCIDC.

- **Premier Sign Systems, LLC** (EquiPlus)
40 Ajax Road
Rochester, New York 14624

Premier Sign Systems sells, installs and maintains commercial signage. Premier will be purchasing a new crane truck to accommodate the continued growth in sales. Premier currently employs 4 in Monroe County and will be creating 1 new job. The company has been approved for a GreatRate on the purchase through MCIDC.

- **Paradigm Environmental Services, Inc.** (EquiPlus)
179 Lake Avenue
Rochester, New York 14608

Paradigm Environmental Services is a full-service company certified and equipped to perform high quality analyses in environmental chemistry, asbestos, and lead-based paint. Paradigm will be investing in new analytical testing equipment. Paradigm employs 20 in Monroe County and will be creating 2 new full-time jobs. The company has been approved for a GreatRate on the equipment purchases through MDIDC.

- **Special Care Systems, LLC** (EquiPlus)
2112 Empire Blvd.
Webster, New York 14580

Special Care Systems provides health care communications equipment and systems for elder care and health care facilities. The applicant is applying for a sales tax exemption on the purchase of two delivery vehicles and office equipment. The company currently employs 4 in Monroe County, and will be creating 1 new full-time job. The company has been approved for a GreatRate on the equipment purchases through MCIDC.

- **Color Methods, Inc. dba CMI Communications** (EquiPlus)
200 Mile Crossing Blvd. Suite #1
Rochester, New York 14624

CMI Communications provides audiovisual services for presentations which includes sound systems, stage lighting, graphics/video projection, along with day to day audiovisual equipment and services. CMI has been in business for more than 25 years. CMI is headquartered in Monroe County. CMI will be purchasing new equipment which qualifies for the EquiPlus program. CMI employs 22 in Monroe County and will be creating 3 new full-time jobs. The company has been approved for a GreatRate on the equipment purchases through MCIDC.

- **Legends, LLC** (JobsPlus)
1200 Lee Road
Rochester, New York 14606

Legends has been in business for 15 years and is a manager of entertainment and sports trading cards. Legends packages and processes 400 million trading cards per year, found in major retailers such as Wal-Mart. The applicant is proposing to renovate and equip former Kodak facility 507 and move in its trading card operation. Legends employs 109 in Monroe County and expects to create 11 new jobs.

The EquiPlus program combines the investment incentives of the GreatRate and GreatRebate programs with the sales tax exemptions offered through COMIDA. Companies that receive GreatRate or GreatRebate benefits through MCIDC for the purchase of equipment can receive an additional sales tax exemption on the purchase of that equipment through COMIDA.

JobsPlus is a tax abatement program that, in addition to sales tax exemption and/or mortgage tax exemption, provides 90% abatement on increased assessment associated with the project in the first year, decreasing 10% per year for a ten-year period.

COMIDA is a not-for-profit, public benefit corporation and governmental agency. Its purpose is to encourage established businesses to expand locally and to attract new industries to the Greater Rochester area. COMIDA incentives apply toward the purchase of land and construction of new facilities, the expansion of existing buildings, the purchase of new machinery and equipment, as well as the renovation of existing facilities.

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